

Narrative

General Information

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Sales Window (1/1/17 to 12/31/18):

Sales from 2017 and 2018 were analyzed for the ratio study; however, no time adjustment was deemed necessary due to lack of significant data to calculate an adjustment.

Groupings

Jefferson Township, Polk Township, and Wayne Township residential improved sales were grouped due to similarities in geographic location; townships are contiguous, similar construction types, and all townships being rural land types.

AV Increases/Decreases

If applicable, please list any townships within the major property classes that either increased or decreased by more than 10% in total AV from the previous year. Additionally, please provide a reason why this occurred.

Property Type	Townships Impacted	Explanation
Commercial Improved	Dallas Twp.	Increased base rates during cyclical reassessment due to new Land Order
Commercial Vacant	Clear Creek Twp. Dallas Twp. Jackson Twp.	Commercial land decreased due to splits Increased base rates during cyclical reassessment due to new Land Order Correction of base rates from CY18 & Reclassification of land
Industrial Improved	Warren Twp.	Removal of Improvements
Industrial Vacant	N/A	
Residential Improved	Dallas Twp. Union Twp.	Homesite and front foot base rate increased in several neighborhoods and adjusted influence on land during the cyclical reassessment due to new Land Order
Residential Vacant	Dallas Twp. Huntington Twp.	Influence adjusted during the cyclical reassessments and new Land Order Base rates adjusted per Land Order

Cyclical Reassessment

Dallas Township - taxing districts 35002 and 35003; all classes of properties

Union Township - taxing districts 35018, 35022, and 35023; all classes of properties

Warren Township - taxing district 35019; all classes of properties

Huntington City - taxing district 35005; partial reassessment of all classes of properties

Was the land order completed for the current cyclical reassessment phase? If not, please explain when the land order is planned to be completed.

Land order was completed in Dallas, Warren, and Union townships, as well as areas of Huntington City.

Comments

The sales comparison method was used to adjust the assessments in Huntington County for 2019. The assessments were derived using the Real Property Assessment Guidelines 2015-Version A. The sales used for the 2019 annual adjustments occurred during January 1, 2017 through December 31, 2018. The land base rates and neighborhood factors were reviewed in each neighborhood and property class. Neighborhoods with an insufficient number of sales were compared to significantly similar neighborhoods. The criteria for comparison were geographic location, similarity of land size, improvement type and age, and other factors deemed relevant. Additionally, comparisons were made between adjoining neighborhoods and townships to ensure the continuity of land base rates and neighborhood factors.

While conducting the ratio study, a small number of valid sales have been deemed invalid due to further research, new construction, appeals, pertinent to the validity of the sale. Please feel free to contact me for any further assistance while reviewing Huntington County's 2019 Ratio Study.